



£700 PCM

TWO BEDROOMS* *GROUND FLOOR APARTMENT* *POPULAR LOCATION* *PARKING

Two bedroom ground floor apartment which offers WALK-IN contemporary accommodation.

Situated just a short stroll from APPERLEY BRIDGE, the marina and canal side walks, convenient for travel to the business centres of both Leeds and Bradford. The local park is close by as are all the amenities of the historic Idle Village.

Benefiting from uPVC double glazing, E7 heating and tastefully decorated throughout.

The apartment comprises briefly; Residents Reception, Entrance Hall, Lounge open plan to Kitchen, Two Bedrooms, en-suite bathroom and house bathroom. Residents designated parking.

Council tax band B. EPC C. Long term let.

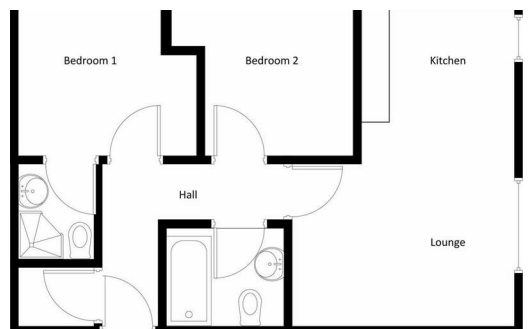
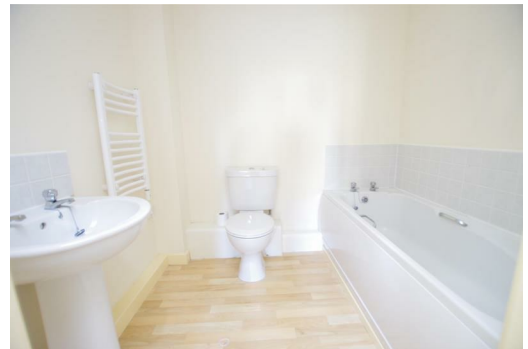
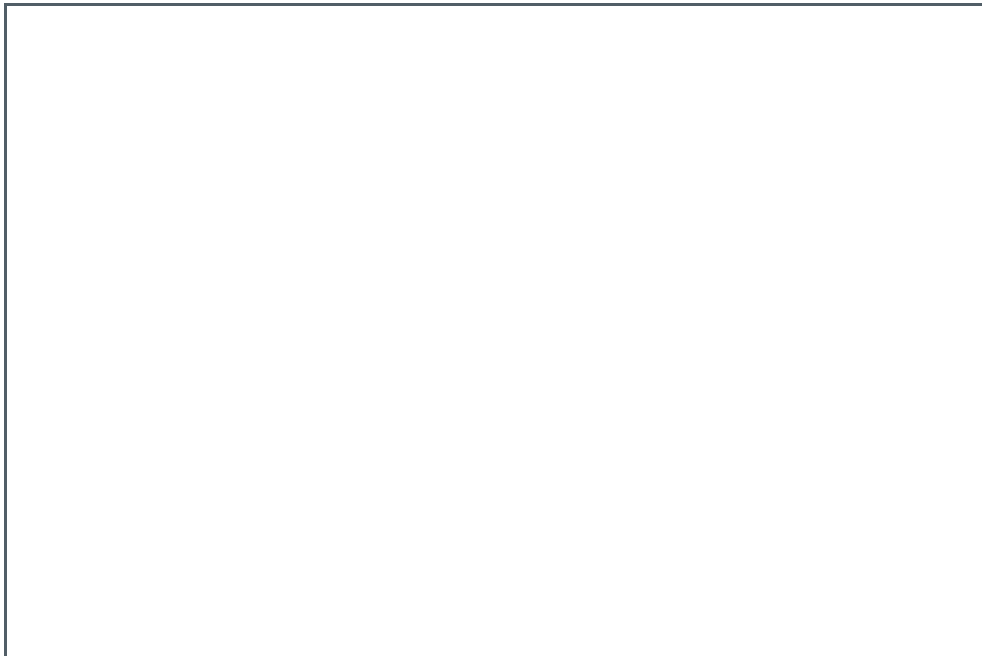
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		